

INTRODUCED BY: Councilmember Bwayne Smotherson

DATE: April 11, 2022

BILL NO. 9461

ORDINANCE NO. 7178

AMENDED

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED AVENIR DEVELOPMENT LOCATED AT 8630 DELMAR BOULEVARD.

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on April 11, 2022 for the proposed mixed use development project known as “Avenir” in a Planned Development – Mixed Use (PD-M) District in the City of University City, and the City Council authorized the submittal of a Final Development Plan; and

WHEREAS, a Final Development Plan dated February 15, 2022, has been submitted for review and approval; and

WHEREAS, the review and approval of a Final Development Plan shall be in accordance with Section 400.870 “Final Development Plan Procedure” and Section 405.380 “Final Plat Submittal Requirements” of the University City Municipal Code with the adoption of an ordinance by City Council; and

WHEREAS, at its meeting on February 23, 2022, the University City Plan Commission considered and recommended to the City Council of University City approval of the Final Development Plan subject to a lot consolidation being completed prior to building construction; and

WHEREAS, the Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Attached, marked “Exhibit A” and made a part hereof is a Final Development Plan submitted for the “Avenir” development.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with said Section 400.870 of the University City Municipal Code.

Section 3. The Final Development Plan shall include the following additional conditions:

1. That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
2. Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.

3. Per the Developer, dog waste stations and signage will be located at the-exits.
4. Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) the access from Kingdel Drive to the courtyard or building shall be for emergency purposes only.
5. That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings.
6. That any light produced by exterior lighting shall remain within the property lines.
7. That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction.
8. That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester.
9. That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester.

Section 4. The City Clerk is hereby directed to endorse, upon the Final Development Plan, the Final Plan approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 25th day of April, 2022.



 MAYOR

ATTEST:

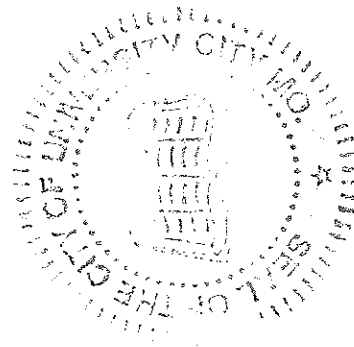


 CITY CLERK

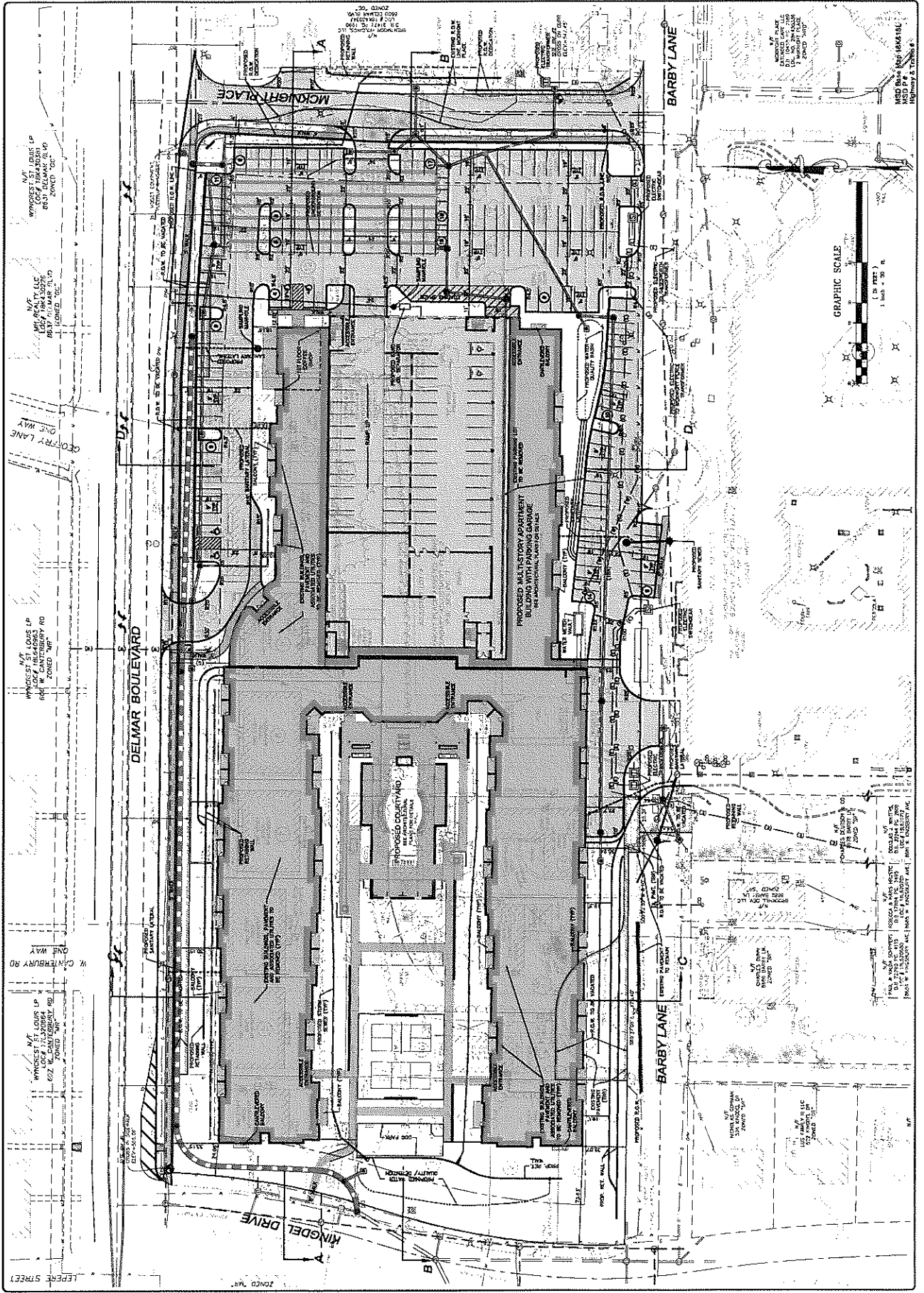
CERTIFIED TO BE CORRECT AS TO FORM:



 CITY ATTORNEY



19-09-308 Date 2/15/2022 Drawn by 2.1 Checked by FDP	 FINAL DEVELOPMENT PLAN PROJECT APPROVED PROFESSIONAL ENGINEER	Avenir University City, Missouri FINAL DEVELOPMENT PLAN SITE PLAN	THE STERLING CO ENGINEERS & SURVEYORS 5055 New Hampshire Road St. Louis, Missouri 63112 Ph: (314) 372-2279 Fax: (314) 372-2278 One McKnight Plaza St. Louis, MO 63124	GATECO DEVELOPMENT One McKnight Plaza St. Louis, MO 63124 Ph: (314) 372-2279
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19-09-308
 2/15/2022
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 FDP

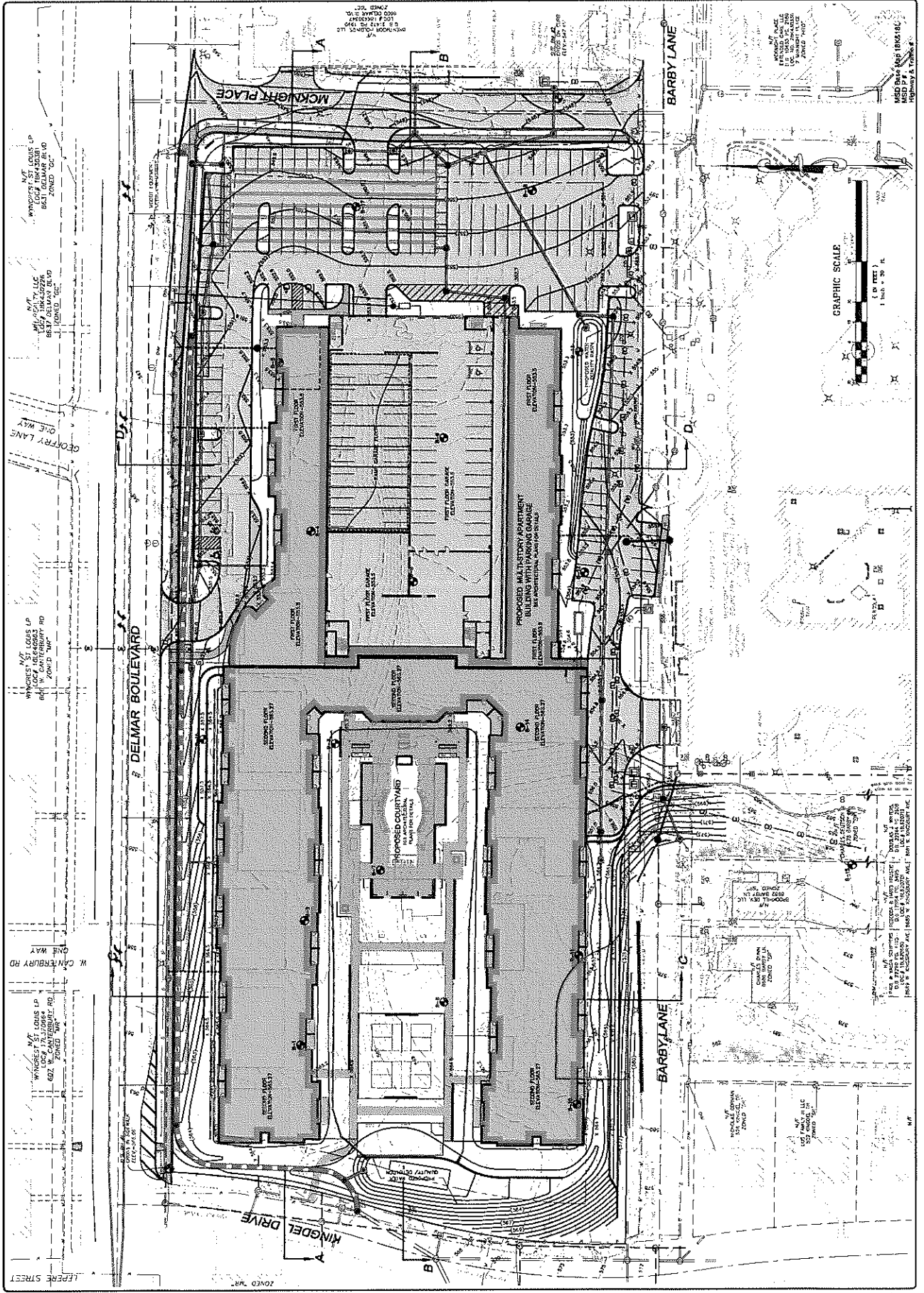
GATCO DEVELOPMENT
 One McKnight Place
 St. Louis, MO 63124
 Ph: (314) 372-2379

THE STERLING CO.
 ENGINEERS & SURVEYORS
 1001 New Hampshire Road
 St. Louis, Missouri 63125
 Ph: 314.271.0000 Fax: 314.271.0001
 Corporate Office of Surveying 2001245
 2002, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

Avenir
 University City, Missouri
FINAL DEVELOPMENT PLAN
FINAL GRADING PLAN



PAUL DEVELOPMENT PLAN
 PROPOSED PARKING GARAGE
 PROPOSED APARTMENT BUILDING
 PROPOSED GRADING
 PROPOSED LANDSCAPE
 PROPOSED UTILITIES
 PROPOSED TRAFFIC SIGNALS
 PROPOSED STREET LIGHTS
 PROPOSED SIGNAGE
 PROPOSED FENCE
 PROPOSED DRIVEWAY
 PROPOSED SIDEWALK
 PROPOSED BIKEWAY
 PROPOSED PLANTING
 PROPOSED IRRIGATION
 PROPOSED DRAINAGE
 PROPOSED EROSION CONTROL
 PROPOSED RETENTION WALLS
 PROPOSED CURBS
 PROPOSED GUTTERS
 PROPOSED MANHOLES
 PROPOSED VENTILATION
 PROPOSED EXHAUST
 PROPOSED CONDENSATE
 PROPOSED RAINWATER
 PROPOSED SEWER
 PROPOSED WATER
 PROPOSED GAS
 PROPOSED ELECTRICITY
 PROPOSED TELEPHONE
 PROPOSED CABLE
 PROPOSED OPTICAL FIBER
 PROPOSED ANTENNA
 PROPOSED RADAR
 PROPOSED SONAR
 PROPOSED LIDAR
 PROPOSED GPS
 PROPOSED TOTAL STATION
 PROPOSED AUTOMATIC LEVELING
 PROPOSED DISTANCE MEASUREMENT
 PROPOSED ANGLE MEASUREMENT
 PROPOSED SIGHTING
 PROPOSED CONTROL POINTS
 PROPOSED BENCH MARKS
 PROPOSED MONUMENTS
 PROPOSED ELEVATION POINTS
 PROPOSED HORIZONTAL POINTS
 PROPOSED VERTICAL POINTS
 PROPOSED CURVE DATA
 PROPOSED STATIONING
 PROPOSED OFFSETS
 PROPOSED TOLERANCES
 PROPOSED ADJUSTMENTS
 PROPOSED RESIDUALS
 PROPOSED QUALITY CONTROL
 PROPOSED QUALITY ASSURANCE
 PROPOSED RECORD DRAWING
 PROPOSED AS-BUILT DRAWING
 PROPOSED CONSTRUCTION DRAWING
 PROPOSED PERMIT DRAWING
 PROPOSED PUBLIC WORKS DRAWING
 PROPOSED UTILITY DRAWING
 PROPOSED TRAFFIC ENGINEERING DRAWING
 PROPOSED LANDSCAPE ARCHITECTURE DRAWING
 PROPOSED CIVIL ENGINEERING DRAWING
 PROPOSED MECHANICAL ENGINEERING DRAWING
 PROPOSED ELECTRICAL ENGINEERING DRAWING
 PROPOSED PLUMBING ENGINEERING DRAWING
 PROPOSED HEATING ENGINEERING DRAWING
 PROPOSED COOLING ENGINEERING DRAWING
 PROPOSED AIR CONDITIONING ENGINEERING DRAWING
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 PROPOSED HYDRAULICS ENGINEERING DRAWING
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 PROPOSED GEOTECHNICAL ENGINEERING DRAWING
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 PROPOSED SAFETY ENGINEERING DRAWING
 PROPOSED RISK ENGINEERING DRAWING
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 PROPOSED RECREATIONAL ENGINEERING DRAWING
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 PROPOSED ARTS ENGINEERING DRAWING
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 PROPOSED INFORMATICS ENGINEERING DRAWING
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 PROPOSED TRANSPORTATION ENGINEERING DRAWING
 PROPOSED AEROSPACE ENGINEERING DRAWING
 PROPOSED MARINE ENGINEERING DRAWING
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 PROPOSED ASTRONAUTICAL ENGINEERING DRAWING
 PROPOSED SPACE ENGINEERING DRAWING
 PROPOSED DEFENSE ENGINEERING DRAWING
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 PROPOSED INTELLIGENCE ENGINEERING DRAWING
 PROPOSED INFORMATION ENGINEERING DRAWING
 PROPOSED SYSTEMS ENGINEERING DRAWING
 PROPOSED SOFTWARE ENGINEERING DRAWING
 PROPOSED HARDWARE ENGINEERING DRAWING
 PROPOSED NETWORK ENGINEERING DRAWING
 PROPOSED DATABASE ENGINEERING DRAWING
 PROPOSED APPLICATION ENGINEERING DRAWING
 PROPOSED USER INTERFACE ENGINEERING DRAWING
 PROPOSED TESTING ENGINEERING DRAWING
 PROPOSED DEPLOYMENT ENGINEERING DRAWING
 PROPOSED SUPPORT ENGINEERING DRAWING
 PROPOSED TRAINING ENGINEERING DRAWING
 PROPOSED DOCUMENTATION ENGINEERING DRAWING
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 PROPOSED OPERATIONAL ENGINEERING DRAWING
 PROPOSED TACTICAL ENGINEERING DRAWING



1313

Nate & Associates
 Landscape Architects LLC
 Nancy Nate RLA, ISA, Lead AP
 P.O. Box 191284
 St. Louis, MO 63119

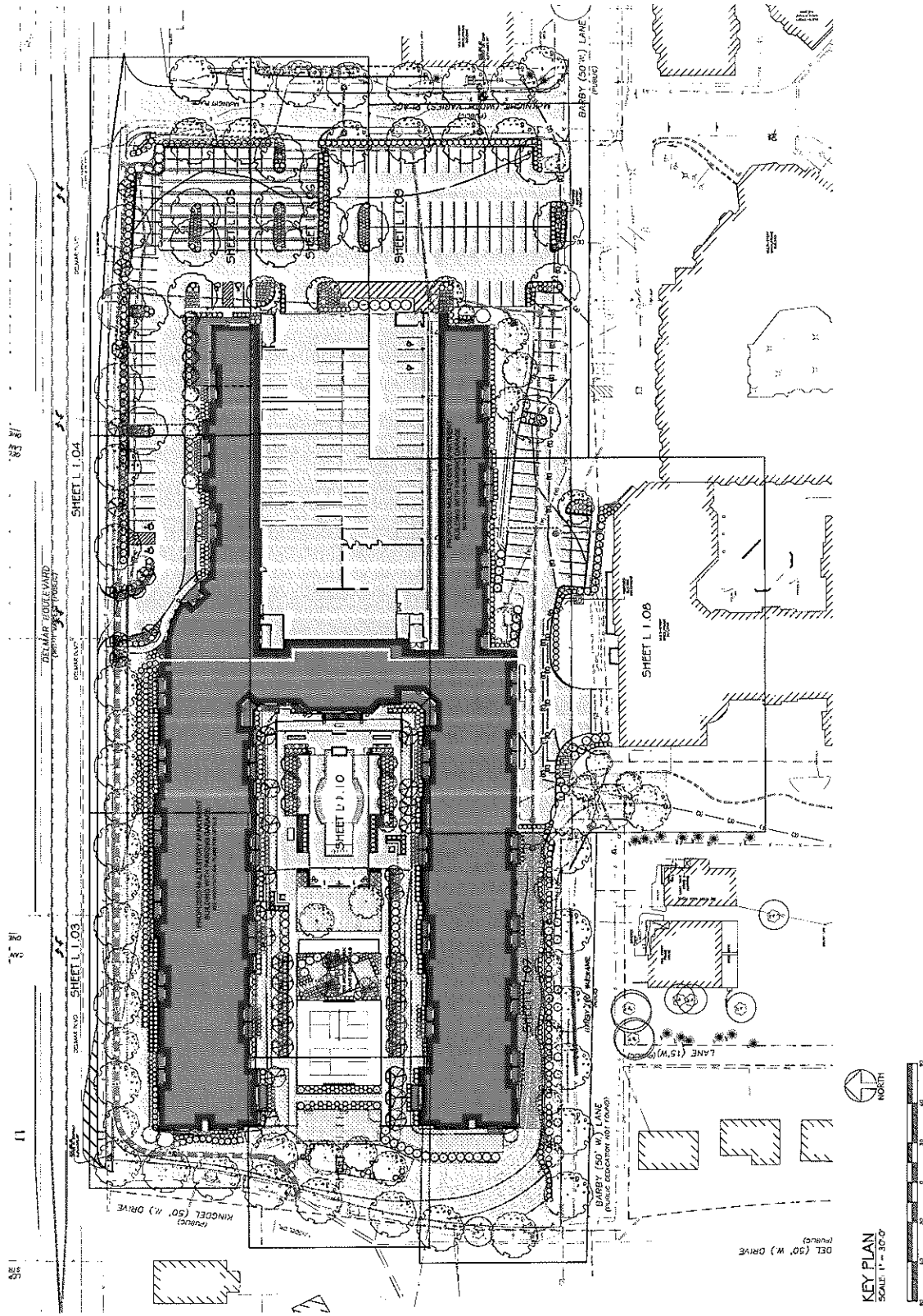
AVENIR
 University City, Missouri
 GATECO DEVELOPMENT

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DATE	04.11.2007
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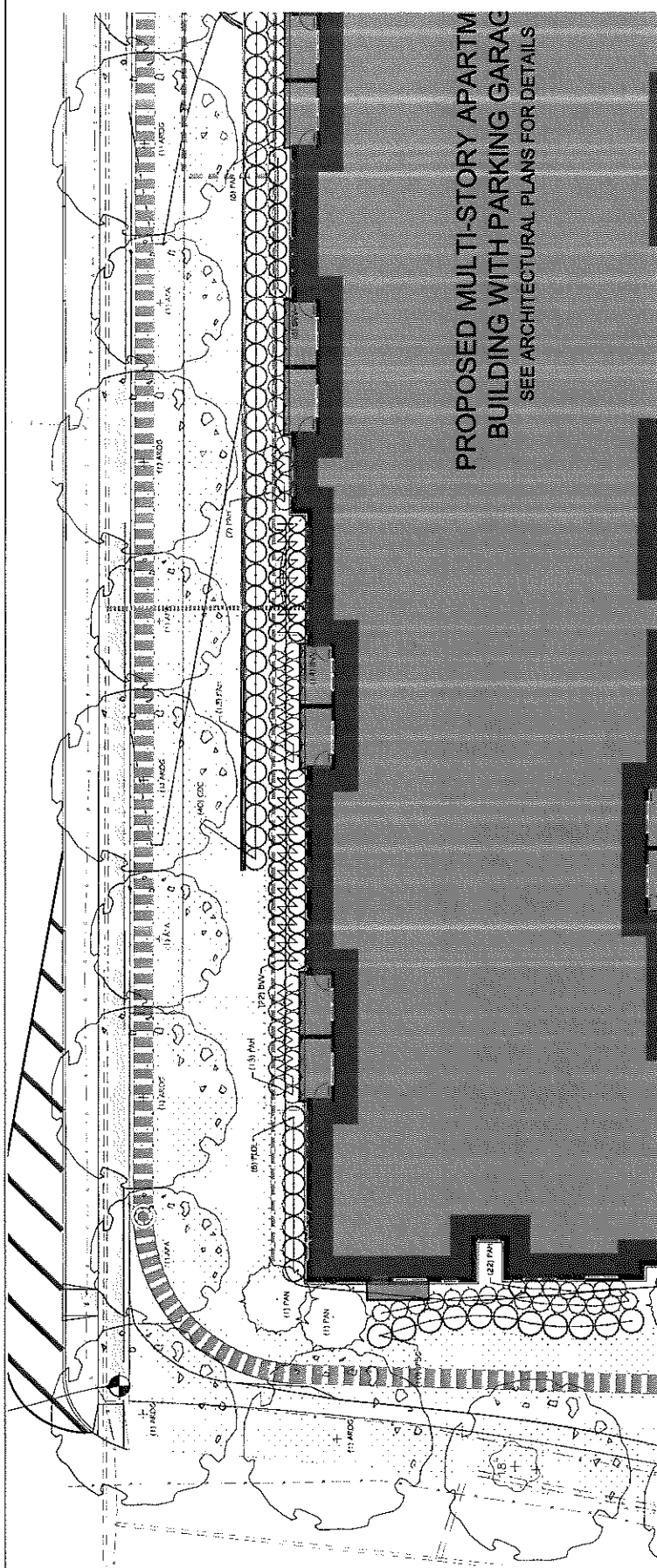
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Key Plan

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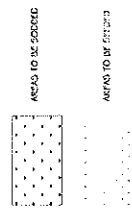


KEY PLAN
 SCALE: 1" = 50'



PROPOSED MULTI-STORY APARTM
 BUILDING WITH PARKING GARAG
 SEE ARCHITECTURAL PLANS FOR DETAILS

PLANTING PLAN
 SCALE: 1/8" = 1'-0"

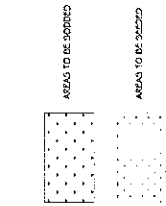
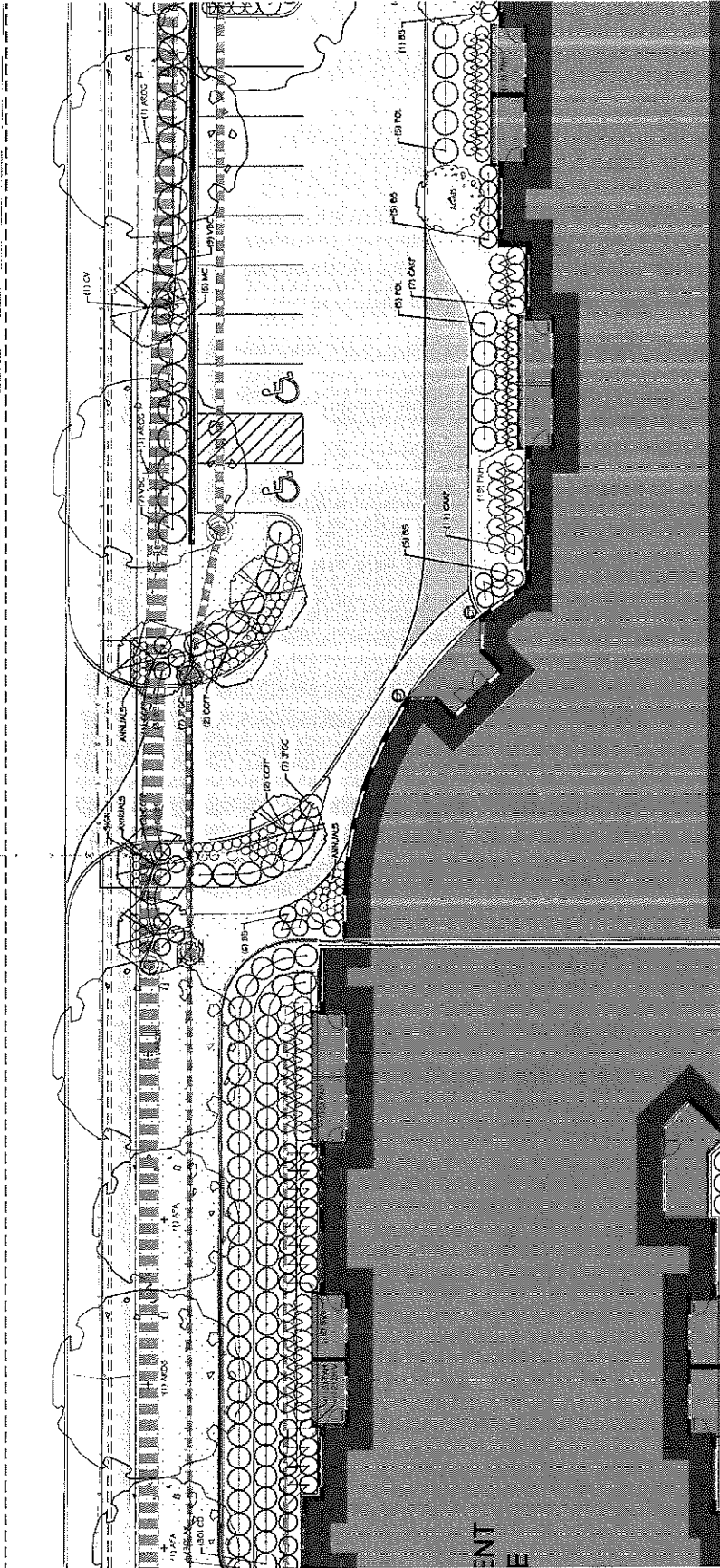


SYMBOL	DIVERSITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
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TR5	5	ACER RUBRA	RUBRA	14-16 FT. 2.5" CALIBER, DBH	LANDSCAPE
TR6	6	ACER RUBRA	RUBRA	14-16 FT. 2.5" CALIBER, DBH	LANDSCAPE
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TR96	96	ACER RUBRA	RUBRA	14-16 FT. 2.5" CALIBER, DBH	LANDSCAPE
TR97	97	ACER RUBRA	RUBRA	14-16 FT. 2.5" CALIBER, DBH	LANDSCAPE
TR98	98	ACER RUBRA	RUBRA	14-16 FT. 2.5" CALIBER, DBH	LANDSCAPE
TR99	99	ACER RUBRA	RUBRA	14-16 FT. 2.5" CALIBER, DBH	LANDSCAPE
TR100	100	ACER RUBRA	RUBRA	14-16 FT. 2.5" CALIBER, DBH	LANDSCAPE

Nate & Associates
 Landscape Architects LLC
 Nancy Neale RLA, ISA, Lead AP
 P.O. Box 191284
 St. Louis, MO 63119

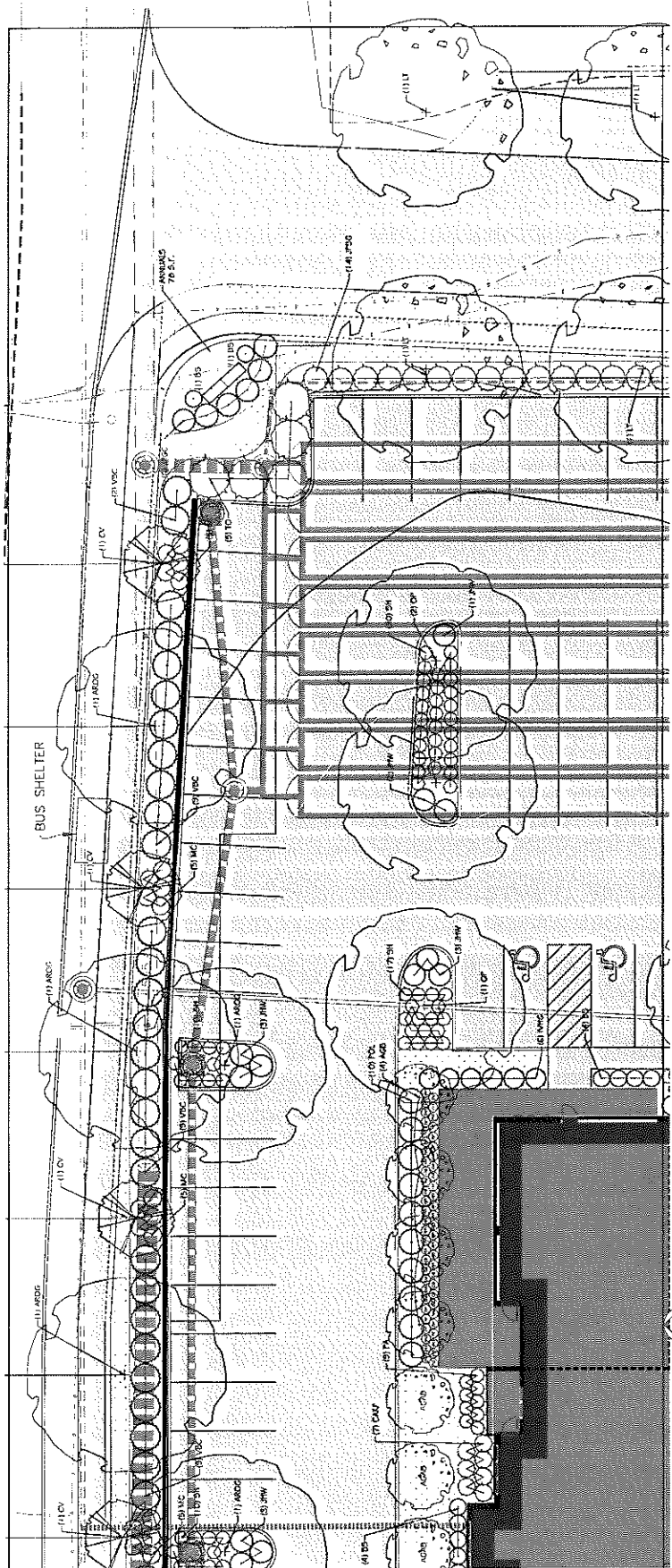
AVENIR
 University City, Missouri
 GATECO DEVELOPMENT

Planting Plan
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 DATE: 01.21.2022
 SCALE: AS SHOWN
 PROJECT NO: 110209
 DATE: 08.11.2021
 SHEET NO: 01
 TOTAL SHEETS: 01

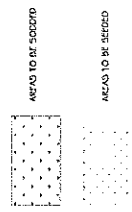


PLANTING PLAN
 SCALE: 1/8" = 1'-0"

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
AVA	2	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	14" LG. FT. 2 CALIBER, 24"	2 CALIBER PLANT
AVS	1	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	24" FT. 1" 2 CALIBER, 24"	2 CALIBER PLANT
AVS2	4	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	10" LG. FT. 2 CALIBER, 24"	2 CALIBER PLANT
AVS3	2	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	7.5" FT. 2 CALIBER, 24"	2 CALIBER PLANT
AVS4	1	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	7.5" FT. 2 CALIBER, 24"	2 CALIBER PLANT
AVS5	1	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	7.5" FT. 2 CALIBER, 24"	2 CALIBER PLANT
AVS6	26	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS7	26	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS8	30	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS9	17	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS10	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS11	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS12	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS13	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS14	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS15	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS16	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS17	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS18	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS19	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS20	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS21	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS22	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS23	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS24	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS25	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS26	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS27	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS28	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS29	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS30	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS31	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS32	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS33	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS34	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS35	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS36	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS37	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS38	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS39	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS40	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS41	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS42	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS43	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS44	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS45	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS46	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS47	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS48	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS49	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	
AVS50	19	ACTINOPHYLLON ARISTOLIA	ACTINOPHYLLON	5 GAL/ON	



PLANTING PLAN
SCALE: 1/8" = 1'-0"



PLANT SCHEDULE SHEET L 1.05

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AGAD	7	AVICENNIA GERANIIFLORA	SEMPERBERRY	7-8 HT., 1.5" CALIFTR. 245	DRINGE TRUNK
AGAS	3	ARTESIANUS VICTORIAE GLOTT	RED MAPLE	10-12 HT., 2" CALIFTR. 245	LONGER LF. C.
CV	4	CRONQUIA VEGANA	FRANCE TREE	7-8 HT., 1.5" CALIFTR. 245	
LT	4	LEUCOPHYLLON ELIPTICA	TRUMPET TREE	12-14 HT., 2" CALIFTR. 245	
OP	3	ORANGE PEELER	WILLOW OAK	12-14 HT., 2" CALIFTR. 245	
EMERGENTS					
SD	17	SOLID WATERSHEDS	SCARLET	5 GALLON	
SP	6	SANTALUM INDICUM	COFFEE JAMUN	5 GALLON	
PLC	6	PLANTAGO FISTULOSA	GOOSE FOOT PLANT	5 GALLON	
PSB	14	PSYLLIUM FISTULOSA	SEA OYSTER PLANT	5 GALLON	
TD	5	TARAXACUM OFFICINALE	ARROYOWEED	5" x 4" x 2"	
SHUBS					
SPG	5	SPERMATOPHYTES	YUKON SWEETPEE	5 GALLON	
VC	29	VIBURNUM BURKWOODII	COMMON VIBURNUM	5 GALLON	
GRASS					
CAF	7	CALLAMAGROSTIS ALUTICA	HEATHER REED GRASS	1 GALLON	
MC	20	MILLETIA CAULIFLORA	PINK W. RAY GRASS	1 GALLON	
FA	9	FENESTRATA	FOUNTAIN GRASS	1 GALLON	
SH	47	SPONDYLIOPS RETROFLEXA	FRANKE PROSPER	1 GALLON	
TENNALS					
DB	16	DICENTELLA	OAK LEAF	1 GALLON	
SP	15	SPERMATOPHYTES	ORANGEBELL	1 GALLON	
FR	13	FERNETARIA	FRANK ALUM ROOT	1 GALLON	
PF	12	PERFORATA	FOUNTAIN GRASS	1 GALLON	

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AVENIR
University City, Missouri
GATECO DEVELOPMENT

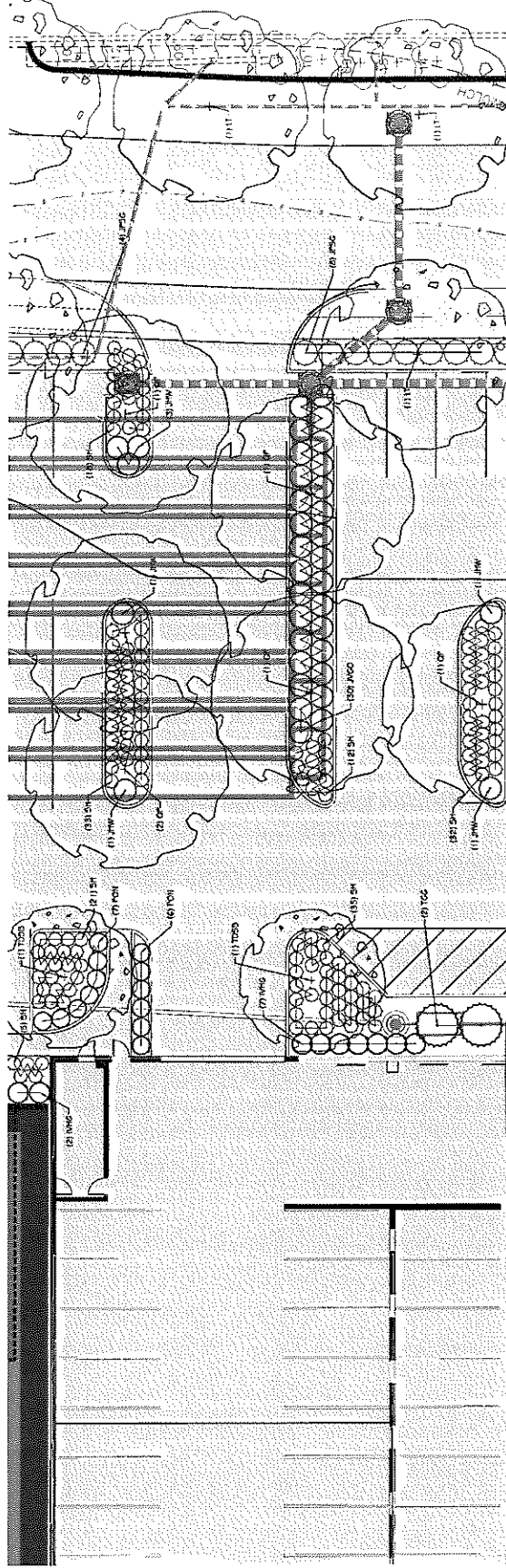
Planting Plan
L 1.05

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 St. Louis, MO 63119
Landscapes Architects LLC
Nafe & Associates

AVENIR
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 GATECO DEVELOPMENT

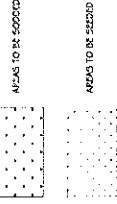
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 Date
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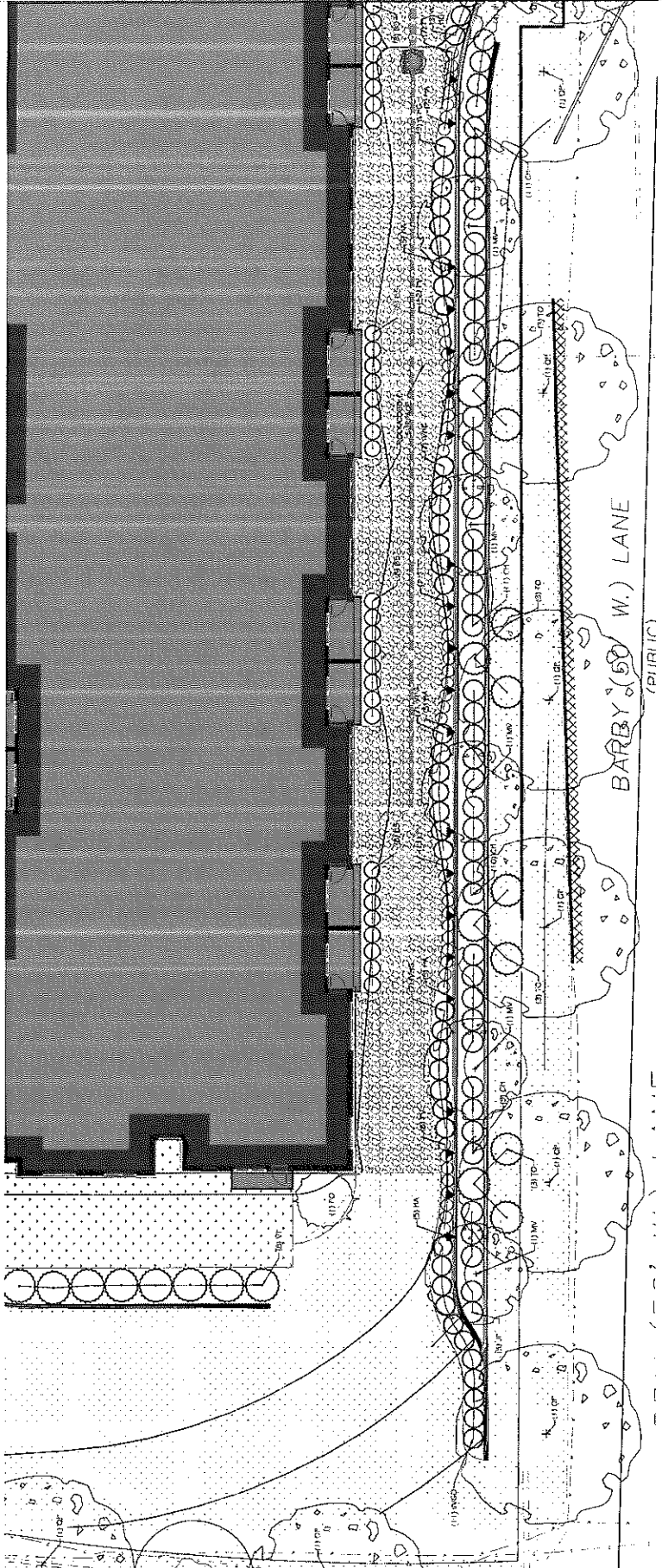
Planting Plan
 L 1.06



PLANT SCHEDULE SHEET L 1.06

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER
TREES	3	L. WOODSONIA TULIPITRINA	BUFF POTPALE	2-2 1/4 FT. 2" CALIPER, 3/4"	
SP	6	GLAUCOUS FRAXINUS	WILLOW OAK	2-2 1/4 FT. 2" CALIPER, 3/4"	
TREES	2	AXILARIA DOUGLASSII SHAW-WALKER PLANT	PAID OXYGENS	10-1 1/2 FT. 2" CALIPER, 3/4"	
PERENNIALS	7	SAINTPAULIA NOLANII	CREEPING SAPOTE	5 GALLON	
SPR	3	SAINTPAULIA NOLANII	SAP CREEK SAPOTE	5 GALLON	
SPR	3	SAINTPAULIA NOLANII	SAINTPAULIA NOLANII	5 GALLON	
GRASS	3	SAINTPAULIA NOLANII	SAINTPAULIA NOLANII	5 GALLON	
GRASS	3	SAINTPAULIA NOLANII	SAINTPAULIA NOLANII	5 GALLON	
SPR	9	SAINTPAULIA NOLANII	SAINTPAULIA NOLANII	5 GALLON	
SPR	13	SAINTPAULIA NOLANII	SAINTPAULIA NOLANII	5 GALLON	
GRASS	51	SAINTPAULIA NOLANII	SAINTPAULIA NOLANII	5 GALLON	





PLANTING PLAN
SCALE: 1/8" = 1'-0"



AREAS TO BE SODDED



AREAS TO BE GRADED



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TRZD	5	MANGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8'-10" HT., 1.5" CALIPTRER	3.0' DIA., 1.5' TRK STEM
OP	6	DIQUETIA PRINCEPS	WILLOW OAK	12'-12" HT., 2" CALIPTRER DIA	
EVERGREEN					
BS	12	QUERCUS SERRATA	WHITE OAK	5 GAL	
ALD	11	AMTRUD VIRGINIANA SPECIM MOUND	WINTER GRASS	5 GAL	
TO	12	AMTRUD VIRGINIANA SPECIM MOUND	AMERICAN WILLOW	5 GAL	
VO	12	PIRACANTHA	COYOTE OAK	5 GAL	
VP	6	VERBENA OFFICINALIS	AMERICAN VERBENA	5 GAL	
SPRDS					
CH	1	CEONOTHUS	WINTER WOOD	5 GAL	
HRG	45	HELIOPSIS	AMERICAN WILLOW	5 GAL	
SPRDS					
PV	45	PANICUM	WINTER WOOD	5 GAL	
VNS	22	VERBENA	WINTER WOOD	5 GAL	
HA	22	HELIOPSIS	AMERICAN WILLOW	5 GAL	

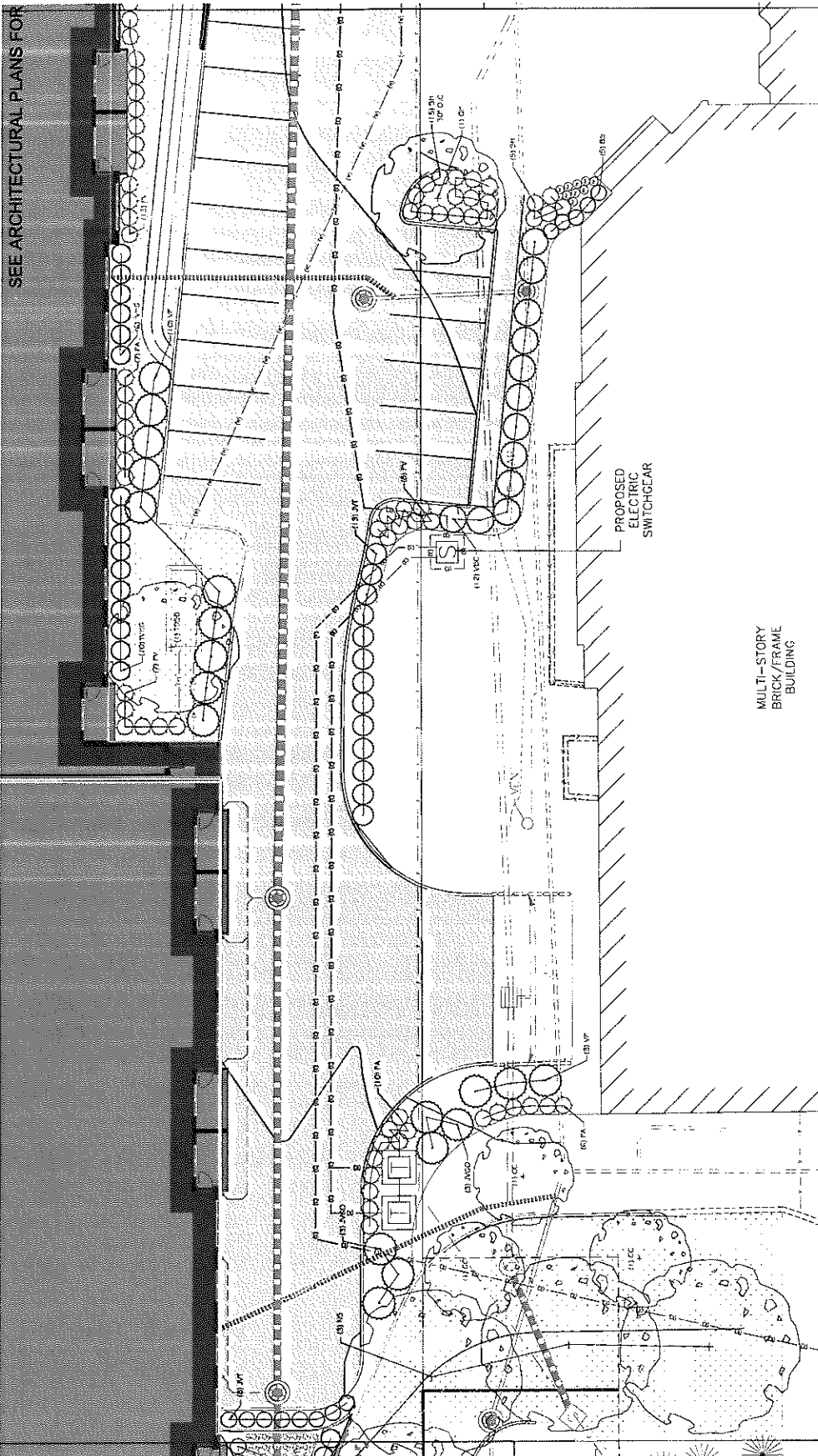
DATE: 03/21/2023
SCALE: AS SHOWN
PROJECT: AVEAIR

Planting Plan

L 1.07

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AVEAIR
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GATECO DEVELOPMENT



PLANT SCHEDULE SHEET L 1.08

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
CC	2	CEREUS CANADENSIS	CHINA CHALK	6-8 FT. 7 CALIPER DIA	VALLEYVIEW
N5	3	NYCTAGIA SPINATA	BLACK OAK	6-10 FT. 1.5" CALIPER DIA	VALLEYVIEW
Q1	1	QUERCUS PRINCEPS	WHITE OAK	10-12 FT. 2" CALIPER DIA	
Q25B	1	QUERCUS DUBOISIANA SPANISH OAK	SPANISH OAK	10-12 FT. 2" CALIPER DIA	
PTEROPHYTES					
NO	5	NOCTURNAL	NOCTURNAL	5 GALLON	
JACO	4	JUNIPERUS VIRGINIANA COYT OAK	COYT OAK JUNIPER	5 GALLON	
F11	2	FERNETUS VIRGINIANA FERN	WILD FERN	1.5" HT. DIA	
SHRUBS					
V16C	16	VIBURNUM NERVOSUM CLUST	VIOLA WAX	5 GALLON	
V16C	12	VIBURNUM BURKWOODI COMPT	COMPTON VIBURNUM	5 GALLON	
V16C	13	VIBURNUM PRAGENSE	PRAGUE VIBURNUM	5 GALLON	
GRASSES					
PA	16	PANICUM ALLOTANENSE HAWKIN	HAWKIN PANICUM	1 GALLON	
PV	24	PANICUM VIRGATUM DALLAS BUSH	DALLAS BUSH	1 GALLON	
SH	13	SPHOROBOLUS HETEROPUS	HETEROPOUS	1 GALLON	

PLANTING PLAN

SCALE: 1/8" = 1'-0"

NORTH

AREA TO BE SAVED

AREA TO BE SAVED

See ARCHITECTURAL PLANS FOR

DATE: 01.21.2022
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 110000
 SHEET NO.: 01.1.08

UNIVERSITY CITY, MISSOURI
 GATECO DEVELOPMENT

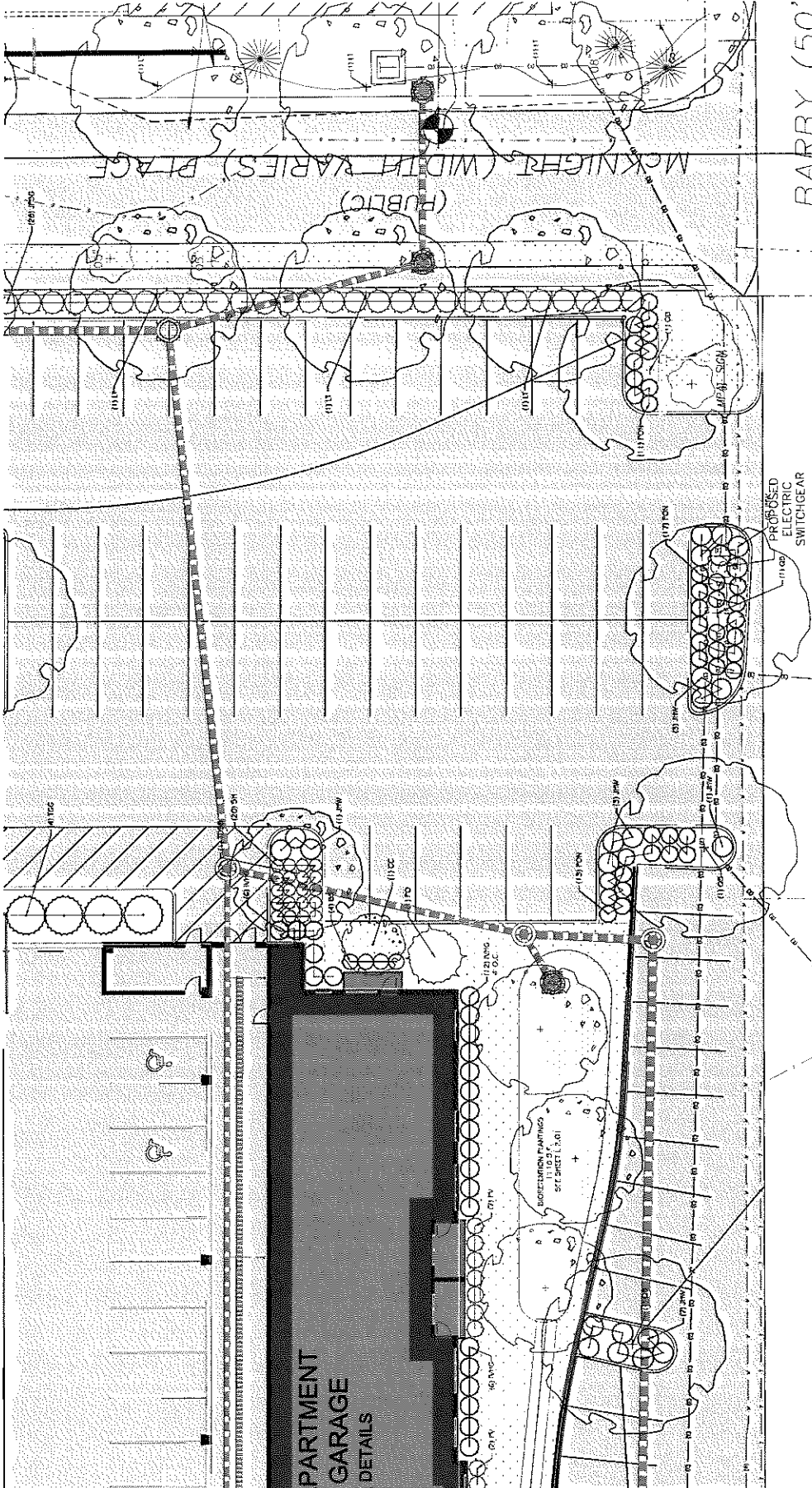
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Project No: 118009
No. Drawings: 08
Date: 08/11/2022
DWG No: 08-11-2022

Planting Plan
L 1.09



PLANT	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
DC	1	TEROS CAMAROSIS	TEROS	7-8 FT. 1" 3" CALIBRE DBB	5 GAL. TRUNK
DC	6	IRISODENDRON TROPICANA	STAR POPPALAR	12-14 FT. 2" CALIBRE DBB	
DB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	12-14 FT. 2" CALIBRE DBB	
DB	3	QUERCUS PRINCEPS	YELLOW OAK	12-14 FT. 2" CALIBRE DBB	
DB	1	FAMODIUM BRITICUM SHIMMER SPAVE	SHADY OREGON	10-12 FT. 2" CALIBRE DBB	
DB	4	BUNUS OMPANIKENSIS	DOWNWOOD	5 GALLON	
JW	26	JUNIPERUS HORIZONTALIS WELP	CREEPING JUNIPER	2 GALLON	
JW	27	JUNIPERUS PITZERIANA SGA GELLY	SEA GREEN JUN PER	3 GALLON	
FLC	6	FRAXINUS LAECOCARPUS OTTO LUTICY	CHERRY HAZEL	7 GALLON	
FO	1	FICUS OBOVATUS	SEMI-PANAC	7-8 FT. DBB	
FO	4	FILIX GREEN GANT	GREEN GANT ASPEN/SLIC	7-8 FT. DBB	
SPES	74	PERA AFRICA WELPERS GANET	VINEYARD WASSERFIRE	5 GALLON	
SPES	41	PHYSCALOPUS DIFUSUS WALLY	SWAMP WINDBARK	5 GALLON	
PA	36	PANICUM APOCALYPTICUS WAREU	SWAMP TOWNHALL PANDS	1 GALLON	
PV	5	PANICUM VIRGATUM	SWEET GRASS	1 GALLON	
SH	20	STYRACIDIS PENTAGONTA	PRINCE PROSPERO	1 GALLON	

PLANTING PLAN
SCALE: 1/8" = 1'-0"

ASUS TO BE SAVED

NEEDS TO BE SAVED

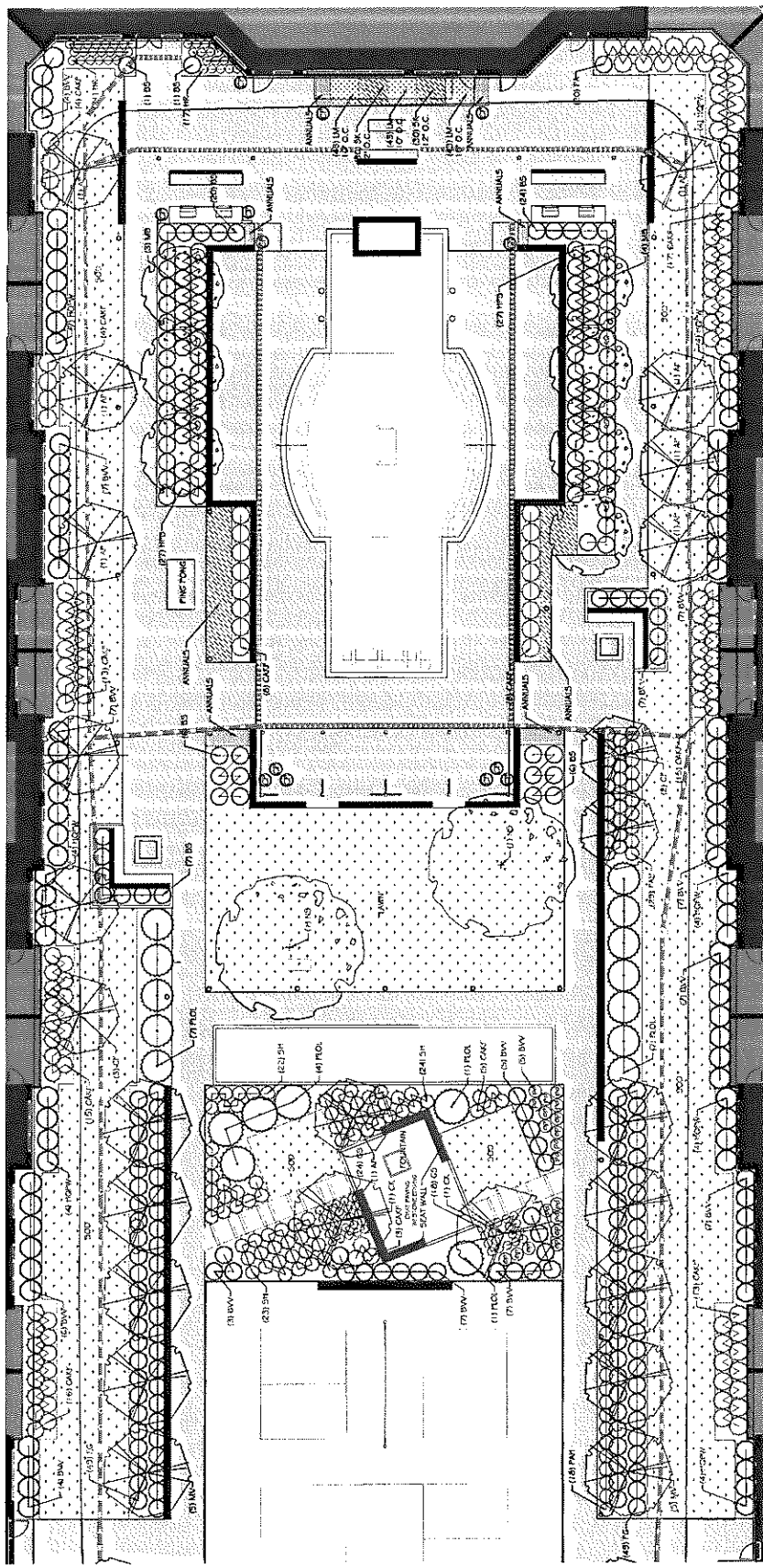
PROPOSED ELECTRIC SWITCHGEAR

PARTMENT GARAGE DETAILS

MCKNIGHT (WIDTH VARIES) PLAGE

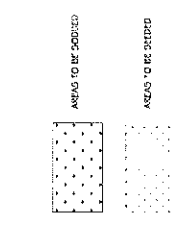
BARBY (50')

North Arrow and Scale Bar

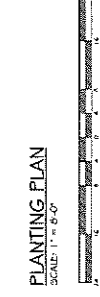


PLANT SCHEDULE SHEET L 1.10

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
111	4	ACER PALMISUM	JAPANESE MAPLE	5.6 FT. 1.5" CALIPER DB	STECOMAN
112	2	CORNUS FLORIDA	SPICEBUSH	7.0 FT. 2" CALIPER DB	
113	7	KOENIGIA	KOENIGIA	10.17 FT. 2" CALIPER DB	1.000 DB E
114	10	MAHONIA	BUTTERFLY BUSH	8.10 FT. DB, 1.5" CALIPER FOR STEM	3.000
115	2	IPSEMA STYVANA	BLACK OAK	10.17 FT. 2" CALIPER DB	1.000 DB E
116	76	BURDS NICKA WIRELEZOV	WINTER GIV DOBWOOD	5 GALLON	
117	24	BURDS SPYRZEDZOS VADZAR VALZET	WABER VALLEY DOBWOOD	5 GALLON	
118	10	ZALAZAS VEGORANAL VANDOP	PATOK JAVITE	4.5 FT. SDB	
119	20	FRUNIS JABETOLLOS VITO LUTTEN	CHERRY BARK	7 GALLON	
120	26	TOTRETELA GAZDIB	DWARF TOTRETELA	5 GALLON	
121	54	HYDRANGIA PANICULATA BODOP	DWARF HYDRANGIA	5 GALLON	
122	35	HYDRANGIA QUERCIFOLIA TIE WEE	DWARF QUERCIFOLIA	5 GALLON	
123	110	CALLUNA	HEATH	1 GALLON	
124	129	UNISOT MUSKANI	LIVY TURF	PLUG	
125	30	FINNISCIOVA AUSTOVARZEDS HANULU	DWARF MOUNTAIN GRASS	1 GALLON	
126	60	STOROSOLIA HETROZOTPO	FRANK PROSESS	1 GALLON	
127	9	EDMUNDIA PUSZUCKA	PUREE CONDORICE	1 GALLON	
128	42	EDMUNDIA SAMPSONIA VAK PAT	BLOOD FRANCISVILLE	1 GALLON	
129	38	HELMONIA SCHWAZOVI	ALUM ROOT	1 GALLON	
130	10	HINSDENON DZIFANS	ROAD TONGUE	1 GALLON	
131	60	SIEDAM KAMPISCHNIKUM	SWAMP STICKLEPOD	QUANT	
132	26	TO BE DETERMINED		QUANT	



PLANTING PLAN
SCALE: 1" = 8'-0"

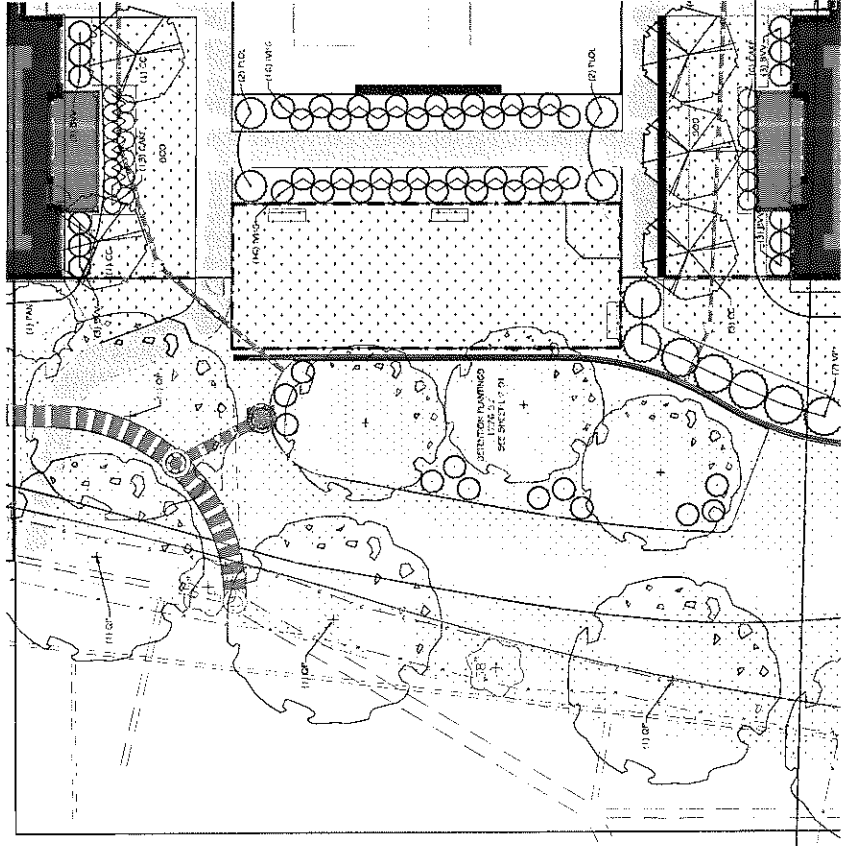


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University City, Missouri
GATECO DEVELOPMENT

Project No: 110200
Date: 08.11.2007
Scale: 1" = 8'-0"

Planting Plan
L 1.10



PLANTING PLAN
SCALE: 1" = 8'-0"



AREAS TO BE SOFTED

AREAS TO BE SETTOP

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TR	5	CERESIA CANADENSIS	REDBUD	7-8 FT. 1.5' CALIBER, DB	SINGLE TRUNK
CT	4	QUERCUS PRINCEPS	WILLOW OAK	12-14 FT. 2" CALIBER, DB	
DR	12	BUNIA SPARTANENSIS 'VAGABOND VARIETY'	VAGABOND VALLEY BOWWOOD	5' GALLEN	
PL	1	PICUS ABBEY	NORWAY SPRUCE	10-12 FT. DB	
SP	4	PRUNUS LAUROCEGALUS 'OTTO LUPTEN'	CHERRY LAURUS	7' GALLEN	
NY	32	HELA VERGANA 'HONEY'S GARNE'	VERGANA SWEETSPINE	5' GALLEN	
PR	7	VIBURNUM FRAXENSE	FRAXE VIBURNUM	5' GALLEN	
CS	10	CALLUNA VAGABONDA	FEATHER REED GRASS	1' GALLEN	
CS	100	LAEZA OTTICIA	IRIS/OXIS	DIET CELL PLUG	

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Planting Plan
L 1.11

